

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON FEBRUARY 3, 2005
(Approved February 16, 2005)

The Planning Commission held their workshop meeting on Thursday, February 3, 2005. Present for the meeting were Harold Kulp, Walter Woessner, Constance Megay, Roy Kolb, and Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

No citizen comments

1. MINUTES

Mr. Woessner moved to approve the minutes of the January 6, 2005 workshop meeting as amended. Mrs. Megay seconded the motion. The motion carried unanimously. Amendment being under subheading, Municipal Ordinances, in the last paragraph note the Planning Commission recommended deleting the drawing at the end of the notification ordinance.

2. FREIGH SUBDIVISION

Glenn Kelczewski of Conver and Smith Engineering, Inc. was present.

Mr. Woessner moved to recommend preliminary plan approval for the Freigh Subdivision in accordance with draft resolution dated December 30, 2004. Mrs. Megay seconded the motion. The motion carried unanimously.

3. SHARP SUBDIVISION

This item was withdrawn from the agenda at the request of the applicant.

4. IVYWOOD ESTATES

Mr. David Brewer of T.H. Properties was present.

There was a discussion regarding open space and recreation requirements for Ivywood Estates. Mr. Brewer requested a legal opinion of the section of the Township Zoning Ordinance that refers to open space and recreation requirements. The applicant will return to the Planning Commission presenting documentation and request a recommendation to the Board of Supervisors from the Planning Commission to authorize the Township Solicitor to provide legal opinion.

5. DIGIUSEPPE SUBDIVISION

Glenn Kelczewski of Conver and Smith Engineering, Inc. was present. There was a discussion regarding name change of James Road to James Court. The Planning Commission requested the plan be revised to add an opening for a potential cul-de-sac for future use. Mr. Woessner moved to let James Road remain as the cul-de-sac name. Mrs. Megay seconded the motion. The motion carried unanimously.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Mrs. Megay asked the Township Engineer if land development should not occur when structures are built on lots that were subdivided years ago. The Township Engineer noted that according to the MPC the lot must be developed within five (5) years of the plan approval and if not completed within that 5-year period then the lot is subject to land development. Mrs. Megay had concerns of land development not occurring on lots that were developed recently. The Township Engineer will contact the Code Enforcement Officer regarding this issue.

Mr. Woessner noted he would bring an updated copy of the annual report to the next meeting.

Mrs. Megay stated the Regional Comprehensive Plan will be distributed shortly and would be available on Montgomery Count Planning Commission's website. The final version will be due June 2005.

Mr. Kulp noted a transportation management meeting is being held at East Whiteland on February 25, 2005 and a stormwater/floodplain seminar is being held in Lancaster on March 16, 2005. The next Northern Federation meeting is February 8, 2005.

The next Planning Commission meeting is February 16, 2005.

Mr. Woessner presented an e-mail dated January 27, 2005 regarding Parks and Recreation issues.

ADJOURNMENT

Mrs. Megay moved to adjourn the monthly meeting at 8:05 p.m. Mr. Kolb seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Secretary